

***SOUTHWEST ENVIRONMENTAL UTILITIES, L.L.C.***

5230 East



Arizona 85254

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**RECEIVED**

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6 April 2015

AZ CORP COMMISSION  
DOCKET CONTROL

**ORIGINAL**

Docket Control  
Arizona Corporation Commission  
1200 West Washington Street  
Phoenix AZ 85007-2927

Re: Southwest Environmental Utilities, L.L.C. – Application for a Certificate of Convenience and Necessity (CC&N) to provide Water and Wastewater.  
Docket No. WS-20878A-13-0065  
**Amendment to the Proposed CC&N Area**

Southwest Environmental Utilities, LLC has amended the proposed CC&N area to delete the Florence 157 and Florence Crossing properties from the CC&N application. The properties to be included within the CC&N area include:

- Johnson Ranch Estates
- Florence Majestic Ranch
- Majestic Ranch
- Sunaire Ranch
- Redstone Ranch

The metes and bounds legal descriptions for each of these properties and the metes and bounds legal description of the entire proposed CC&N area are attached hereto as Attachment A.

If you have any questions, feel free to contact me at (480) 998-3300.

Regards,

Bradley J. Cole

Arizona Corporation Commission  
**DOCKETED**

APR 07 2015

DOCKETED BY	RC
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# Attachment A

LEGAL DESCRIPTIONS  
FOR  
SOUTHWEST ENVIRONMENTAL UTILITIES, LLC.  
CC&N

CONSISTING OF 3 PARCELS DESCRIBED AS FOLLOWS

BEING PORTIONS OF SECTION 12 TOWNSHIP 5 SOUTH, RANGE 9 EAST AND  
SECTIONS 7, 8, 17, 18 AND 19, TOWNSHIP 5 SOUTH RANGE 10 EAST OF  
THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA  
AND DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18,

THENCE N.00°24'15"E., ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE  
OF 2653.09 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE CONTINUING ALONG SAID WEST LINE, N.00°34'14"E., A DISTANCE OF  
2598.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE N.89°29'42"E., ALONG THE NORTH LINE OF SAID SECTION 18. A  
DISTANCE OF 409.56 FEET;

THENCE LEAVING SAID NORTH LINE OF SAIS SECTION 18, N.15°25'20"W., A  
DISTANCE OF 108.55 FEET;

THENCE N.24°57'43"W., A DISTANCE OF 115.42 FEET;

THENCE N.17°44'42"W., A DISTANCE OF 236.79 FEET;

THENCE N.39°36'06"W., A DISTANCE OF 257.56 FEET;

THENCE N.50°11'31"W., A DISTANCE OF 84.54 FEET;

THENCE N.01°08'06"W., A DISTANCE OF 182.25 FEET;

THENCE N.05°42'39"W., A DISTANCE OF 108.79 FEET;

THENCE N.03°00'49"W., A DISTANCE OF 171.63 FEET;

THENCE N.26°33'54"W., A DISTANCE OF 40.22 FEET TO A PONT ON THE WEST LINE OF SAID SECTION 7;

THENCE N.00°31'20"E. ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 1516.91 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE N.00°24'19"E. ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 2582.92 FEET TO THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE N.89°42'19"E. ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2446.83 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 7;

THENCE S.89°42'22"E. CONTINUING ALONG SAID NORTH LINE OF SAID WEST HALF, A DISTANCE OF 1126.07 FEET;

THENCE S.00°20'26"E., A DISTANCE OF 1321.30 FEET;

THENCE N.89°16'52"E., A DISTANCE OF 658.03 FEET;

THENCE S.00°31'36"E., A DISTANCE OF 661.20 FEET;

THENCE S.89°57'19"E., A DISTANCE OF 660.17 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7, SAID POINT BEING S.00°19'40"E., A DISTANCE OF 1981.58 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 8;

THENCE N.89°41'14"E., A DISTANCE OF 2649.31 FEET; TO A POINT ON THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 8;

THENCE S.00°19'50"E., ALONG THE SAID NORTH-SOUTH MID SECTION LINE A DISTANCE OF 661.63 FEET, TO THE CENTER OF SAID SECTION 8;

THENCE S.00°19'50"E., ALONG THE SAID NORTH-SOUTH MID SECTION LINE A DISTANCE OF 2642.50 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 8 AND THE NORTH QUARTER CORNER OF SECTION 17;

THENCE S.00°16'36"E., ALONG THE NORTH-SOUTH MID SECTION LINE OF SAID SECTION 17 A DISTANCE OF 4452.50 FEET, TO A POINT

THENCE LEAVING SAID NORTH-SOUTH MID SECTION LINE S.00°00'00"E., A DISTANCE OF 1316.41 FEET;

THENCE S.01°00'09"E., A DISTANCE OF 826.94 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17, SAID POINT BEING N.89°45'22"E A DISTANCE OF 1324.35 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE S.89°45'24"E., ALONG THE SAID SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 1324.35 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 17;

THENCE S.89°45'24"E., CONTINUING ALONG THE SAID SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 2648.72 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 17;

THENCE N.00°18'44"E., ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE OF 2641.52 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 17 AND THE EAST QUARTER CORNER OF SECTION 18;

THENCE N.89°51'00"W., ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION A DISTANCE OF 2639.17 FEET, TO THE CENTER OF SAID SECTION 18;

THENCE ALONG SAID NORTH-SOUTH MID SECTION LINE, S.00°15'32"E. A DISTANCE OF 2646.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE S.89°58'47"E., ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 2396.08 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 18; AND THE POINT OF BEGINNING FOR PARCEL 1.

THE ABOVE DESCRIBED PARCEL 1 CONTAINS 1,536 ACRES MORE OR LESS

#### PARCEL 2

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 12,

THENCE N.00°10'32"E., ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 2653.09 FEET;

THENCE N.89°57'33"E., A DISTANCE OF 916.20 FEET;

THENCE S.00°00'57"E., A DISTANCE OF 1549.82 FEET;

THENCE N.89°45'56"E., A DISTANCE OF 9856.61 FEET;

THENCE N.00°00'57"E., A DISTANCE OF 803.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR EAST SALAZAR ROAD;

THENCE S.73°06'18"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 999.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR US HIGHWAY 79;

THENCE S.30°22'30"E. ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 2639.38 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 12;

THENCE S.89°57'58"E. ALONG SAID SOUTHERLY AY LINE A DISTANCE OF 4817.78 FEET TO THE POINT OF BEGINNING FOR PARCEL 2.

THE ABOVE DESCRIBED PARCEL 2 CONTAINS 223 ACRES MORE OR LESS.

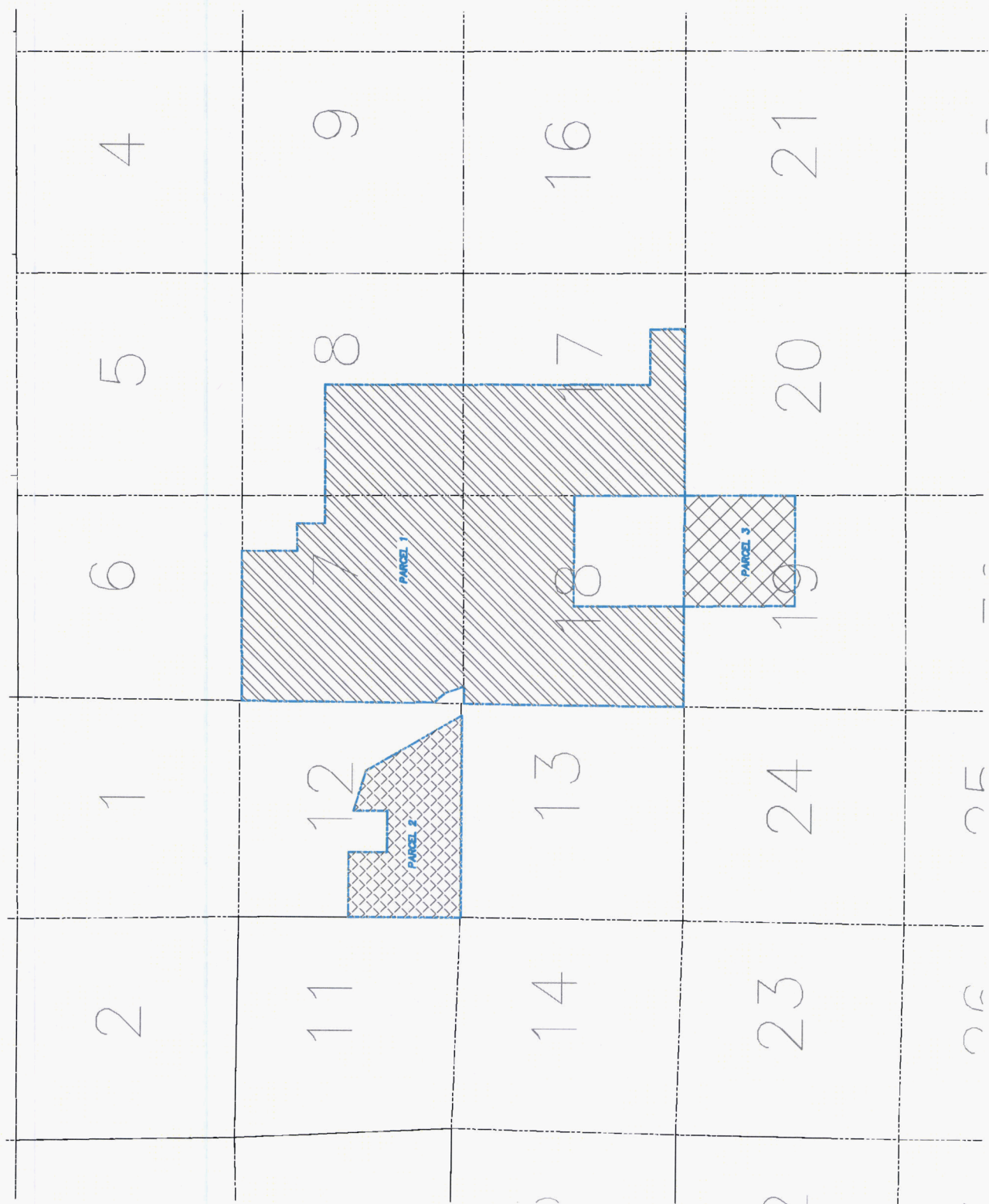
#### PARCEL 3

THE NORTHEAST QUARTER OF SECTION 19,

THE ABOVE DESCRIBED PARCEL 3 CONTAINS 160 ACRES MORE OR LESS.

#### NOTE:

THIS LEGAL DESCRIPTION IS FOR CC&N PURPOSES ONLY AND DOSE NOT REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY.









**JOHNSON RANCH ESTATES, LLC**

1 March 2013

Southwest Environmental Utilities, LLC  
5230 E Shea Blvd, Suite 200  
Scottsdale AZ 85254

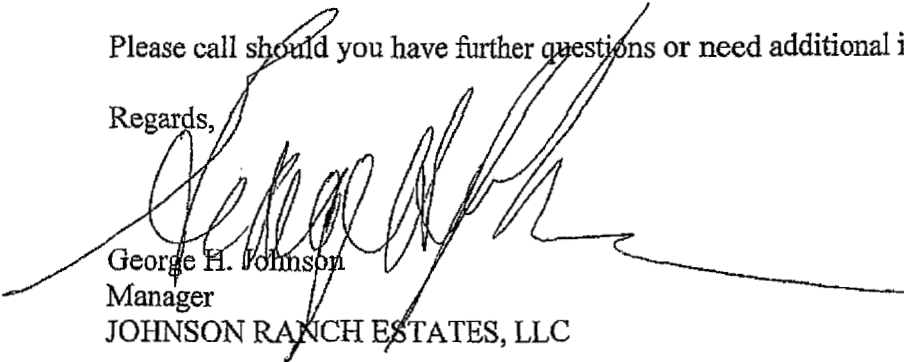
Re: Johnson Ranch Estates

To Whom It May Concern,

Johnson Ranch Estates, LLC hereby requests that Southwest Environmental Utilities, LLC provide water and wastewater service to our Johnson Ranch Estates development. A legal description of the property is attached to this letter as Exhibit A. Johnson Ranch Estates, LLC will support any and all regulatory approvals necessary to providing water and sewer service to our development

Please call should you have further questions or need additional information.

Regards,

  
George H. Johnson  
Manager  
JOHNSON RANCH ESTATES, LLC

Attachment: Exhibit A

5230 East Shea Boulevard, Suite 200  
Scottsdale AZ 85254  
(480) 998-3300 Phone  
(480) 483-7908 Fax

JOHNSON RANCH ESTATES

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING; from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.



# Florence Majestic Ranch

## Exhibit A

### Description of Property

**ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:**

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET OT THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5



# Majestic Ranch

No. 201-1427587

## EXHIBIT "A"

### PARCEL NO. 1:

A parcel of land being a portion of the East half of the Southwest quarter of Section 12, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

BEGINNING at the South quarter corner of said Section 12;

thence West along the South line of said Southwest quarter, a distance of 956.17 feet, recorded (956.49 feet measured);

thence North 0 degrees 40 minutes 41 seconds West, recorded (North 00 degrees 41 minutes 33 seconds West measured), a distance of 1733.86 feet;

thence North 89 degrees 58 minutes 38 seconds East, a distance of 982.55 feet to a point on the East line of said Southwest quarter;

thence South 0 degrees 03 minutes 19 seconds West recorded (South 00 degrees 10 minutes 09 seconds West, measured), a distance of 1733.85 feet to the POINT OF BEGINNING.

### PARCEL NO. 2:

That portion of the Southeast quarter of Section 12, Township 5 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying Southwesterly of the Southwesterly line of U.S. Highway 80-89;

EXCEPTING THEREFROM that portion thereof described as follows:

BEGINNING at a point on the West line of said Southeast quarter of Section 12, which is North 00 degrees 03 minutes 40 seconds East, a distance of 2,543.21 feet from the South quarter corner of said Section 12;

thence North 00 degrees 03 minutes 40 seconds East, along said West line, a distance of 105.98 feet to the Northwest corner of said Southeast quarter of Section 12;

thence North 89 degrees 59 minutes 12 seconds East, along the North line of said Southeast quarter of Section 12, a distance of 754.23 feet to a point on said Southwesterly line of U.S. Highway 80-89;

thence South 30 degrees 10 minutes 00 seconds East along said Southwesterly line, a distance of 473.93 feet;

thence North 72 degrees 59 minutes 29 seconds West, a distance of 1,037.90 feet to the POINT OF BEGINNING.







**LEGAL DESCRIPTION  
SUNAIRE RANCH**

All of Parcels 2, 6, and 7 of Finisterre Ranchettes, as shown on Book 1, Records of Survey, Page 93, Pinal County Records of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows;

**COMMENCING** at the Northeast corner of said Section 7;

**THENCE** N 90°00'00" W, along the North line of said Section 7, a distance of 1320.00 feet to the Northeast corner of Said Parcel 2 and the **POINT OF BEGINNING**;

**THENCE** S 00°03'00" W, along the East line of Said Parcels 2 and 7, a distance of 2640.51 feet to the Southeast corner of said Parcel 7;

**THENCE** S 89°58'00" W, along the South line of Said Parcels 6 and 7, a distance of 2405.24 feet to the Southwest corner of said Parcel 6;

**THENCE** N 00°34'00" E, along the West line of Said Parcel 6, a distance of 1321.00 feet to the Northwest corner of said Parcel 6;

**THENCE** N 89°59'00" E, along the North line of Said Parcel 6, a distance of 1196.65 feet to the common corner of said Parcels 6, 7, and 2;

**THENCE** N 00°18'27" E, along the West line of Said Parcel 2, a distance of 1320.65 feet to the Northwest corner of said Parcel 2;

**THENCE** N 90°00'00" E, along the North line of said Section 7, a distance of 1190.75 feet to the **POINT OF BEGINNING**;

Prepared By:

THE WLB GROUP, INC.

Peter D. Cote, RLS 44121



EXPIRES 3-31-2015

STATE OF ARIZONA

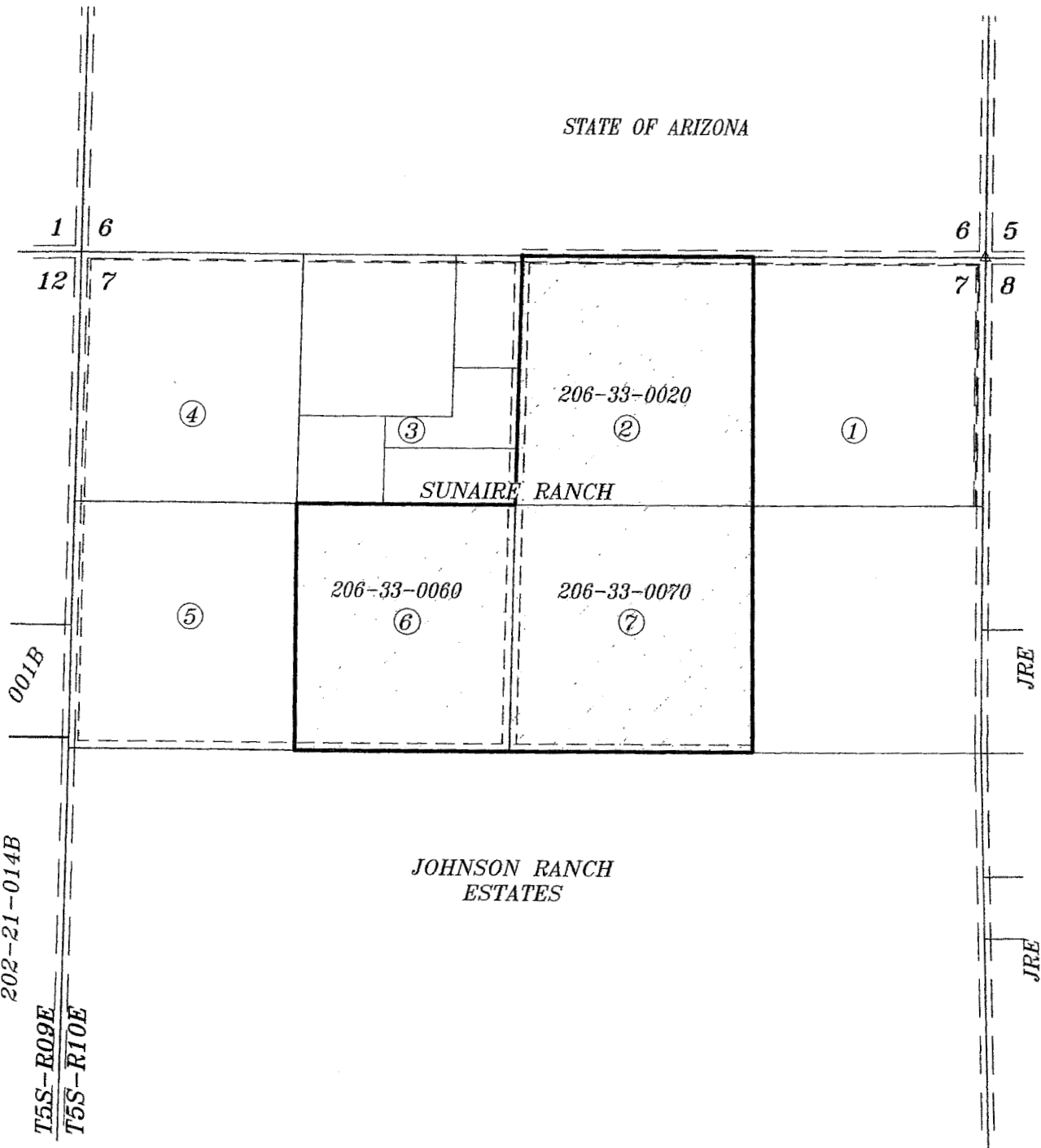


EXHIBIT TO ACCOMPANY DESCRIPTION OF  
SUNAIRE RANCH  
PARCELS 2, 6, & 7 OF  
FINISTERRE RANCHETTES  
SECTION 7, T-5S, R-10E, G.S.R.M.,  
PINAL COUNTY, ARIZONA

WLB No. 111057-A001-1003

N:\111057\Florence 604\survey\60ft ieue 202-21-014b.dwg



1"=800'



SHEET 2 OF 2



## REDSTONE RANCH

### LEGAL DESCRIPTION

A parcel of land located in a portion of the Northeast Quarter of Section 7, Township 5 South, Range 10 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

The NW Quarter of the SE Quarter of the NE Quarter of said Section 7;

The South Half of the SE Quarter of the NE Quarter of said Section 7.

Said parcel containing 30 acres +/-.



EXPIRES 3/31/2014  
(INDICATES RENEWAL DATE)